



17 Acres/6.9 Hectares

1.7 miles/2.7 km to US Highway 183

Utilities need extension

Greenfield

Zoning Not Applicable

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<b>Property</b>			
Total Acreage: 17 acres/6.9 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 312, Sec. M, R	
<b>Location</b>			
City: Leander		County: Williamson	
Address/Directions: 1650 CR 270			
Within City Limits: No		Distance from City Limits: Adjacent	
Distance to US Highways: 1.7 miles/2.7 kilometers		Type of Zoning: Not Applicable	
Distance to Interstate Highways: 12 miles/19.3 kilometers			
<b>General Site Information</b>			
Previous Use of Site: Greenfield		General Condition: Good	
		Dimensions: 620 x 1,281 feet/189 x 390 meters	
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes		Shrink/Swell Capacity: Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes	
		Lot Size: Negotiable	
<b>Improvements</b>			
Road Distance to Rail: 1.7 miles/2.7 kilometers west		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: adjacent to the 2,300 acre Transit Oriented Development (TOD) with over 620 feet/189 meters of CR 270 frontage	
Fenced: Yes		Landscaped: No	
Located within an Industrial Park: No		Type of Business: Commercial, Office, Industrial, Retail, Residential	
Deed Restriction(s): Yes or No, with brief description		Covenants: Yes or No with brief description	
<b>Utilities</b>			
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 4 inch/10.2 cm 2,500 feet/762 meters south Pressure: 88 psi/607 kilopascal	
Sewer - Size of Nearest Line: 27 inch/68.6 cm, 4,000 feet/1,219 meters west			
Electric Service: Pedernales Electric Cooperative (PEC)		Phone: (830) 868-6041	
Facs: (512) 268-0328		Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 6 inch/15.2 cm Poly II	
Pressure: Intermediate Pressure located 2.5 miles/ km of property on West South Street			
Telecommunication Service: AT&T and/or SuddenLink		Phone: (512) 870-4430 and/or (979) 595-2424	
Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.		Phone: (512) 259-1709	
Facs: (512) 746-5807		Email: clawsondisp@earthlink.net	
<b>Sales Information</b>			
Contact: Mr. Carl Ervin		Phone: (512) 775-9301	
Facs: (512) 272-0102		Email: Carl_Ervin@amat.com	
Web Site: Not Applicable			
Sales Price: \$2.83 per square foot		Lease Price: Not Applicable	
Comments: A very nice parcel of land for almost any usage. It is close to existing and proposed roads. There are many oaks, yet nice open fields do exist. Not zoned at this time.			